

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R38680

Property Information

property address: 3500 S TEXAS AVE
legal description: RAMSEY PLACE #2, BLOCK 2, LOT 1 & PT OF 2
owner name/address: RODRIGUEZ, MANUEL JR & THERESA
3500 S TEXAS AVE
BRYAN, TX 77802-3748
full business name: Your Special Cut Hair Design
land use category: commercial-office type of business: hair salon/barber
current zoning: C2 occupancy status: occupied
lot area (square feet): 13,734 frontage along Texas Avenue (feet):
lot depth (feet): sq. footage of building: 2,100
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): brick
building/site condition: 4
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)
approximate construction date: 1953 accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify)
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 17
lot type: ☐ asphalt ☒ concrete ☐ other
space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: fair
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Very well maintained

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

